

**SITE FEASIBILITY STUDY
FOR A
FAIRFAX COUNTY INDIGENT CEMETERY**

9501 Old Colchester Road
Lorton, VA

PREPARED BY
THE DEPARTMENT OF PLANNING AND ZONING
FOR
THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
AND
THE DEPARTMENT OF FAMILY SERVICES

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FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING
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1. Purpose and Need

This Site Feasibility Study was prepared to identify a potential location for an indigent cemetery in Fairfax County. The Department of Planning and Zoning (DPZ) coordinated their efforts with the Department of Family Services (DFS) and other county agencies to identify an adequate area of 1 – 3 acres for future indigent burials by the county. DFS presently inters approximately 50 persons each year and estimates that one acre can meet their needs for 5 – 10 years. Indigent burials are expected to rise with increased county population.

Space for an indigent cemetery was originally proposed in the Laurel Hill area and was included in the Comprehensive Plan (2001, and amended June 2006). Two proposed locations at Laurel Hill were initially considered but neither proved viable. Working with the Department of Public Works and Environmental Services (DPWES), DPZ contacted the county's Wastewater Treatment Division (WWM) to investigate possible sites associated with county-owned property at the Noman M. Cole Jr. Pollution Control Plant, located at 9399 Richmond Highway in Lorton.

Two sites associated with the plant property were identified. One site, an existing cemetery, sits within the plant boundaries and is accessible only through the plant property. It is also adjacent to an area planned for future plant expansion. For these reasons this site was not pursued. The second site identified is the preferred site, and is the subject of this report.

2. Site Location and Description

Attachments A, B, C

The preferred site ("site") is on a county-owned 13-acre parcel located at 9501 Old Colchester Road (Tax Map 108-3 ((1)) 21). An aerial photograph is included as Attachment A. DPZ estimates that approximately 3 acres of the parcel may be utilized for a potential cemetery. This 3-acre site (identified in Attachment B) sits toward the front of the parcel adjacent to Old Colchester Road and is mostly cleared. This location has a number of positive characteristics that make it a good candidate for locating a cemetery. The surrounding area is undeveloped with natural vegetation, both the surrounding area and the site are tranquil, and the site is relatively flat with many large trees (site photos are included in Attachment G). In addition, the site has good access from Old Colchester Road – a two-lane road with relatively low-traffic volumes.

Surrounding Area

The site is in the Mount Vernon District in the southern part of Fairfax County. The site is approximately ½ mile south of the historic Pohick Church, which is located at the intersection of Richmond Highway (also known as Route 1) and Old Colchester Road. Single- and multi-family residential uses are planned and developed northwest of the property along Richmond

Highway. Gunston Plaza is located approximately ½ mile to the northwest of the site opposite the Noman Cole property and Richmond Highway.

The property is surrounded by the Ft. Belvoir reservation to the north, east, and south. There are no visible Ft. Belvoir buildings or activities in the immediate vicinity of the site. The Noman Cole plant is directly across Old Colchester Road, west of the site. Woodside Vistas residential apartments are located northwest of the site, at Richmond Highway (Rt. 1) and Woodside Lane. The closest apartment building is approximately 1500 feet from the site.

The Summit Oaks neighborhood is northwest of the site (east of Woodside Vistas), at Richmond Highway (Rt. 1) and Birch Crest Way. Summit Oaks houses located on Treasure Oak Court are approximately 1500 feet from the site. One residential property at 9300 Old Colchester Road, north of the site on the west side of Old Colchester Road, is approximately 1600 feet from the site.

Public Transit

Bus service to this area is provided by Fairfax County Connector Route 171. Route 171 operates on Route 1 south of the Noman Cole Plant, between Gunston Cove Road and Lorton Station Boulevard, and on Pohick Road south to Whernside Street. The route map can be viewed in Attachment C. The site itself is not shown on Attachment C, but is located further south along Old Colchester Road. The closest stops to the site are along Whernside Street, north of Richmond Highway and west of Old Colchester Road. There is no service along Route 1 between Lorton Station Boulevard north to Whernside Street. The lack of sidewalks along Old Colchester Road makes pedestrian access to the site difficult from any public transit stop.

3. Site Background, History and Archaeology

Attachments D, E

County Ownership

The 13-acre site was purchased by the Board of Supervisors (BOS) for \$225,000 on December 21, 1976. The property was obtained for the purpose of developing a transfer location for plant-related chemicals delivered by rail. The existing building (Building RR) was built as a railroad terminal for this purpose. Rail delivery was not feasible due to difficulties obtaining permission to run the railroad line through federal property. The building and a portion of the property surrounding the building are now used for storage purposes in support of the plant operations.

Site Background

The property was once the site of a home, most likely used as an inn, called “La Grange.” La Grange is listed on the Fairfax County Inventory of Historic Sites. The first house was built in the 1740s by Robert Boggess (1707-1772) and passed through descent and marriage to Rebecca Kirby Marders who is known to be buried on the property. Robert Boggess was a vestryman of Truro Parish, Sheriff, Ordinary keeper, miller, and general fixturer of the Mount Vernon area until his death c. 1772. The original house was replaced c. 1867. This second house with its later additions burned in 1972. Philip O. Ward, Rebecca Marders great-grandson and a direct descendant of Robert Boggess sold the property to Maywood Building Corp in 1974. Attachment D is a 1937 aerial photograph of the site, and Attachment E is an aerial photograph from 1960.

An uncommon feature of the property is its ownership by the same family continuously for over 250 years, from the 1740s until 1974. This means that the family cemetery may also be the burial site of Robert Boggess and members of the family who remained in the County from the 1740s through the 1930s.

Marders Family Cemetery

The Marders Family Cemetery, listed in the Fairfax County Cemetery Survey, is thought to be located at the front of the property close to the southwest corner of the site and Old Colchester Road. There is one observable grave marker on the site today, and as many as 8-10 gravesites may be present. A 1922 survey recorded the presence of one gravestone (Rebecca Kirby Marders, 1825-1882) and there appeared to be more than 10 burials.

The exact location of the historic gravesites must be determined prior to development of the cemetery. The presence of a historic family cemetery does not preclude an indigent cemetery at this location; the historic family cemetery can be demarcated from the rest of the cemetery with a fence or low wall, and a marker erected noting the historical significance of the site and cemetery.

Remote-sensing using ground-penetrating radar (GPR) is typically used to locate historic gravesites. Specialists using GPR first lay out a few dozen parallel measurement tapes at 3-foot spacing intervals. These parallel tapes provide "alleys" along which a GPR antenna is pulled. There are typically 2 runs made within each "alley," thereby achieving 18-inch spacing for the entire survey.

The alleys are configured so as to make as many as four passes over a single adult burial (both the interred remains and the burial container or shroud). Instrumentation is set to detect to a depth of 6 feet. Contrary to popular belief, most old burials are no more than 30 inches or so deep.

Very old burials in acidic soil often are dissolved to the extent that the entire burial (interred remains plus collapsed container) may be no more than a few inches thick - sometimes only a fraction of an inch thick. This can result in a lack of identifiable burial remains relative to the surrounding soil. For this reason, a certain amount of soil probing to supplement the GPR survey may be necessary to detect disturbed soil of the grave shaft.

The Fairfax County Park Authority's (FCPA) Cultural Resource Management and Protection Section staff can assist the GPR specialists in "ground truthing" (the removal of topsoil) to determine the presence or absence of graveshafts, and in the soil probing. Soil disturbed 100 to 200 years ago can usually be detected by experienced investigators.

In some cases, GPR surveys are supplemented with measurements made using an "electromagnetic induction" (EMI) remote-sensing instrument. In those cases, a combination of GPR and EMI data is used to predict the location of a grave.

Archaeological Investigations

The site has a Virginia State Archeological Site Number (44FX0807) and related survey report. Some excavation was done at the location of the former dwelling in 1984 by Jack Hiller (History Commissioner and former Fairfax County teacher) and various school groups. The Park

Authority has approximately 10 boxes of artifacts from this excavation. No comprehensive Phase I archaeological survey or Phase II testing program has been completed for the property.

A Phase I archaeological survey is recommended for areas of the site not previously investigated, followed by a Phase II testing program, as needed, based on the findings of any Phase I investigations. Phase II testing is conducted for those locations with known archaeological resources and for any sites discovered as part of the proposed Phase I study.

Staff in the FCPA Cultural Resource Management and Protection Section indicates that the site of the former dwelling is potentially eligible for listing in the National Register of Historic Places. National Register eligibility is assessed upon the completion of the Phase II archaeological testing, artifact analysis, and historical research. National Register eligibility of the former house site does not preclude the use of the remainder of the property for an indigent cemetery. The footprint of the former house potentially represents only a small area near the one existing Wastewater Management building. It is believed that the former house site comprises a small enough area to allow for a proposed cemetery use elsewhere on the 3-acre site.

Federal funding or federal permitting associated with the establishment of the indigent cemetery requires compliance with Section 106 of the National Historic Preservation Act. Staff does not anticipate the use of federal funding or permitting for this project.

Coordination with Family Descendants

Brian Conley, Historian-Archivist, has suggested additional coordination with family descendants if the County identifies, as part of the development, the location of the historic cemetery. The descendants (Marders, Boggess, others) of those buried in the historic cemetery should be contacted as a courtesy to the families.

Washington-Rochambeau Trail

An additional historic feature in the area is the Washington-Rochambeau Trail. A trail marker identifying this route is proposed along Old Colchester Road northwest of the site, abutting the western edge of the Old Colchester Road right-of-way. Staff does not believe that this proposed trail marker will impact the cemetery site.

4. Land Use and Zoning

Wastewater Management

The Wastewater Treatment Division (WWM) presently uses a portion of the property for the storage of plant-related materials. One building – Building RR – is located at the rear of the property and used to store fire-resistant brick and bagged materials. A paved parking area behind the building is used for seasonal vehicle parking.

There are no full-time employees at the building and WWM estimates that the building generates approximately 5 -10 vehicle trips per day to the site, which includes maintenance (such as mowing) and staff trips. Vehicular access is through an electronically-controlled gate from Old Colchester Road. An 8-foot chain-link fence surrounds the entire 13-acre site.

DPWES keeps all cleared areas mowed and performs seasonal tree-trimming and pruning on the entire property. Existing underbrush removal is needed prior to any development for a cemetery. It is expected that WWM will relinquish maintenance responsibilities for any areas designated for or used as a cemetery.

One access driveway to the site currently exists. WWM prefers that this driveway not be shared with the proposed cemetery. Further engineering studies will determine the feasibility of a dedicated vehicular entrance separate from the existing entrance on Old Colchester Road. A shared driveway may be feasible by relocating WWM's controlled access slightly further from the roadway. All cemetery activities and uses should be fenced-off from the adjacent WWM activities.

Comprehensive Plan and Zoning

The site is planned for Public Facilities, Governmental and Institutional uses as identified on the Comprehensive Plan Map. The site is located in Sub-unit G4 of the LP2-Lorton-South Route 1 Community Planning Sector in the Lower Potomac Planning District in Area IV of the Comprehensive Plan. The Plan recommends the following for Sub-unit G4 (page 84):

“Sub-unit G4 is planned for public facilities, governmental and institutional uses and contains the Noman M. Cole, Jr. Pollution Control Plant. Permanent ballfields are located on the southwest portion of this sub-unit. The Noman M. Cole, Jr. Pollution Control Plant has been expanded on approximately 160 acres generally south of the existing plant as approved under a 2232 Review in 1988. Development of this area for the expanded plant should continue to recognize the following factors:

- Since a portion of the site involved is floodplain, it must be assured that any development, including site grading or channeling of Pohick Creek, meets appropriate environmental standards and guidelines for protection of the Pohick Creek Environmental Quality Corridor and the stream valley in the vicinity, and adequately responds to the general County policy that such a valley contain a Countywide trail;
- There should be no additional access to Old Colchester Road and/or Gunston Road which south of Pohick Creek serves no land planned for commercial or industrial uses. However, the portion of Old Colchester Road between the existing plant and acquired plant property may be accessed (see land use recommendations in Mason Neck Community Planning Sector). There should be heavily landscaped buffers next to these roads, and development planned adjacent to this facility and also next to Route 1 if any plant expansion utilizes parcels fronting on Route 1;
- The plant expansion should be sufficiently buffered to minimize off-site odor, visual, noise and traffic impacts and should ensure that the plant does not hinder development of surrounding areas in accord with the Plan;
- If heavy truck traffic between the existing plant and the expansion is required, the traffic should be accommodated entirely on-site; and

- This sub-unit possesses a high potential for significant Late Native American and early Colonial period heritage resources. A thorough heritage resource survey should precede any development and the preservation and recovery of significant heritage resources should be incorporated into development plans.”

The site is zoned to the R-1 District. A cemetery located on land owned and maintained by the County would be considered a public use and permitted by-right in the R-1 District. A cemetery not owned and/or operated by the County would require special permit approval by the Board of Zoning Appeals.

2232 Public Facility Review

There are no notification provisions in the Zoning Ordinance for cemeteries. The cemetery would be a public use and not subject to the requirements for special permits. However, establishing the public cemetery use requires a review pursuant to Va. Code Sec. 15.2-2232, which involves Planning Commission review and approval. The associated notification requirements for a 2232 Review apply.

Notification Requirements

The County Attorney’s office was consulted about notification requirements to area residents. The consent provisions of Va. Code Ann. Sec. 57-26 (2003) apply only if a cemetery is established within 250 yards of a residence, in which case consent must be obtained from the owner of that residence. A cemetery at the proposed location would not require residential notification since there are no residences within 250 yards of the proposed site. No other provisions in Section 57-26 pertain to the proposed cemetery.

5. Environmental Conditions

Attachments F, G, H

Vegetation

Approximately two-thirds of the 3-acre site identified for potential cemetery use is open space with planted grass and a scattering of large trees. A white poplar, near the entrance drive, is estimated to be over 200 years old. The remaining third has underbrush, some large trees, and many smaller trees. Trees on site include sweetgum, white poplar, red maple, cedar, red oak, and Norway spruce. Staff from the Urban Forestry Division of DPWES has seen the site and can mark trees that are worthy of saving. These tend to be larger trees, trees that can provide good canopy, and trees that provide aesthetic value to the site. The underbrush is concentrated in an area at the front of the property, closest to Old Colchester Road. The underbrush needs to be cleared in order to conduct gravesite and archaeological investigations.

Resource Protection Area

A Resource Protection Area (RPA) traverses the center of the property as shown on Attachments B and F. Development in the RPA is restricted per the Chesapeake Bay Preservation Ordinance, which regulates the type of development in sensitive areas along streams that drain into the Potomac River and eventually into the Chesapeake Bay.

Site photos are included in Attachment G. These photos were taken on October 19, 2006, from the main entrance to the site on Old Colchester Road and from various points in the 3-acre site identified in Attachment B.

Soils

Outside of the RPA, the 3-acre site identified on Attachment B for a potential cemetery has a predominant soil type of 46B2 (Attachment H). The soil name and problem class are described below.

For more information please see

<http://www.fairfaxcounty.gov/dpwes/environmental/soilrating.htm#2B>

Mattapex

This soil occurs on uplands in sand, silt, and clay sediments of the lower Coastal Plain. Sandy clay loam, clay loam, and silty clay loam soils are typical. A dense layer occurs 2.5 to 3 feet below the surface. A “perched” seasonal high water table is found above the dense layer, one to two feet below the surface. Depth to hard bedrock is typically greater than 200 feet. Permeability is moderately slow.

Soil information is important for building construction, especially as it relates to foundations. Soil information is presented here as background information and may or may not impact the location of the cemetery. Additional information should be gathered about the soils and drainage at the site to determine compatibility with the proposed use.

6. Findings and Next Steps

This feasibility analysis represents the first step in developing the site for the proposed cemetery. The findings and analysis of this report indicate that the proposed site is feasible for a cemetery use. Additional work is needed to confirm these findings and to further design the site for the proposed use.

Preliminary Site Work

The RPA was delineated by staff in the Stormwater Planning Division of DPWES on March 22, 2007, using stakes and tape to identify the area to avoid along the eastern edge of the 3-acre site. Site clearing and archaeological investigations will avoid the RPA. There is an area outside of the proposed 3-acre area that may need buffer restoration, and the Stormwater Planning Division staff will coordinate with Wastewater Treatment Division staff to identify next steps to address this.

Note: If the proposed cemetery use were to expand outside of the 3-acre area to the east into the RPA, wetland delineations should be performed to determine if the boundaries of the RPA have changed from the boundary identified in Fairfax County GIS. Where the RPA is greater than 100 feet from the stream, wetland delineations could be performed to reduce the buffer to a minimum of 100 feet, assuming that no wetlands are adjacent to the stream.

DPWES suggested that the Sheriff's office might be able to assist with the clearing of underbrush on the site. Staff has coordinated with Jim Carroll and Tim Perkins of the Support Services Division of the Sheriff's office to determine the availability of the Community Labor Force (CLF) to perform this work. Sergeant Perkins has visited the site and has indicated that CLF can assist in removing some underbrush and debris once the area is sprayed for poison ivy.

Dane Kielsgard, Urban Forestry Division, has visited the site and is available to locate trees and vegetation worth preserving in the 3-acre site.

Archaeology

As mentioned, some archaeological investigations have been performed on the site and some artifacts recovered. These artifacts must be catalogued and additional survey work done around the foundation of the former inn (La Grange) to determine significance and eligibility for the National Register. Additionally, Phase I investigations are needed on the remainder of the 3-acre parcel. In all likelihood, the site will reveal historic artifacts from the prior use of the site.

FCPA contracts can be utilized for archaeological services, as well as local resources from universities, and history commission members and contacts. FCPA staff constraints will limit their ability to provide on-site investigation support, depending on the time of the year and staff availability. In all cases, archaeological investigations should be coordinated with the FCPA at an early stage.

Property Ownership and Long-Term Maintenance

Property ownership by the Board of Supervisors requires no transfer of land but discussions should take place to determine considerations, if any, for DPWES. Property ownership and maintenance responsibilities can be determined through the required coordination of the Facilities Management Department, DPWES, and Family Services.

The property was purchased by the BOS on December 21, 1976. It is undetermined if the Sewer Fund was used in this purchase by eminent domain. It is believed at this time that Sewer Funds were not used in the purchase of the property.

Engineering Feasibility Study

An engineering feasibility study is recommended as a next step. The engineering feasibility study will determine the types of soils present as part of a geotechnical assessment, determine access to the site, identify suitable parking areas, include preparation of a preliminary stormwater management plan, and specify the type and extent of utility and roadway improvements. The engineering feasibility should also include a conceptual layout of the cemetery.

The geotechnical assessment (to determine soil type and depth to ground water) should be conducted as a first step based on the proximity of the site to the RPA and Pohick Creek. The geotechnical study will verify the types of soils and the location of the water table.

The engineering feasibility study should include the following elements.

Site Design: a conceptual layout with key site design considerations and estimated implementation costs

- a. Religious considerations, accommodations of burial configurations, cremated remains, and vaults
- b. Possible future expansion across the RPA
- c. Landscaping
- d. Lighting
- e. Signage (transportation, historic designation, etc.)

Security Plan: a conceptual plan for Wastewater Management's unimpeded access to their building and secure cemetery operations and estimated implementation costs

- a. Fencing
- b. Security lights
- c. Building security

Transportation and Access Plan: development of an engineering plan for traffic and transportation considerations, coordination with state and local transportation groups, and estimated implementation costs

- a. Early coordination with the Virginia Department of Transportation (VDOT) is necessary to determine access, sight distance, signage, and other engineering and design issues. The engineering feasibility study should include an assessment of access, parking, and circulation at the site. It is assumed that the parking space requirements would be modest. The parking area might only require a gravel lot.
- b. New access (i.e., a driveway) from Old Colchester Road requires a VDOT driveway entry permit. The \$40.00 fee for this permit is submitted with an engineering plan. The plan may need to show sight distance if requested by VDOT. The Fairfax County Department of Transportation (FCDOT) does not anticipate sight distance issues. Upon review and acceptance, VDOT issues a permit for the county to construct a driveway connection to Old Colchester Road.
- c. Old Colchester Road has been determined eligible for listing in the National Register of Historic Places. Proposed access design should be reviewed by the Virginia Department of Historic Resources to ensure that potential listing on the National Register is not jeopardized. The History Commission and the Mason Neck Civic Association should also be involved in the review of the site to avoid any potential impact on this eligibility.

Estimated Construction Costs and Construction Schedule

The results of the engineering feasibility study will include estimated costs for developing the cemetery site, including costs for fencing, parking, security, and site work. The engineering feasibility study can also provide a construction schedule for completing the work necessary to make the cemetery operational.

2232 Public Facility Review

The cemetery would be a public use and not subject to Zoning Ordinance requirements for special permits. The public cemetery use requires a review pursuant to Va. Code Sec. 15.2-2232, which involves public notification, staff review, and Planning Commission review and approval. The 2232 application should be afforded to Brian Conley, Historian-Archivist, of the Virginia Room, for review and comment.

Plan Amendment

After the site has been determined to be feasible for a public cemetery, a Comprehensive Plan Amendment can be accommodated as part of the normal Area Plans Review cycle. The Plan Amendment would evaluate removing the reference to a public cemetery from the LP1 Laurel Hill Community Planning Sector recommendations and any other related changes.

Landscape Architecture/Site Layout

The planning effort may include opportunities for local university landscape architecture programs to assist with site layout and landscaping. This can be explored upon completion of the engineering study.

7. Hypothetical Timeline

Note that there is potential for some of these tasks to be performed simultaneously.

March – June 2007

- Clear underbrush (1 – 2 weeks)

- Conduct geotechnical assessment (2 weeks – 1 month)

- Conduct gravesite investigation using Ground Penetrating Radar (4 – 6 weeks)

July – August 2007

- Conduct Phase I Archaeological Investigations (2 – 3 weeks)

- Initiate Phase II Investigations as necessary (tbd by Phase I findings)

- Conduct Engineering Feasibility Study (approximately 6 – 8 weeks)

September – December 2007

- Review and comment on the Engineering Feasibility Study (6 – 8 weeks)

 - a. VDOT

 - b. History Commission

 - c. Community groups

Completion of Engineering Feasibility Study

Submission of 2232 Review Application to the Department of Planning and Zoning

2232 Review within approximately 90 days of application submission, unless the review period is extended by the Board of Supervisors

*Plan Amendment as part of next Area Plans Review cycle, timeframe TBD by Planning Commission

Contacts made and resources used in the preparation of this report

1. Supervisor Gerry Hyland
2. Verdia L. Haywood, Deputy County Executive
3. Dana Paige, Director, Department of Family Services (DFS)
4. James P. Zook, Director, Department of Planning and Zoning (DPZ)
5. Jimmie Jenkins, Director, Department of Public Works and Environmental Services (DPWES)
6. Barbara Antley, DFS
7. Kailash Gupta, DPWES, WWM
8. Keith Chase, DPWES, WWM
9. Fred Stecher, DPWES, WWM
10. Ed Jones, DPWES, WWM
11. Shahram Mohsenin, DPWES, Wastewater Planning and Monitoring
12. Carey Needham, DPWES, Planning and Design Division, Building Design Branch
13. Shannon Curtis, DPWES, Stormwater Planning
14. Chad Grupe, DPWES, Stormwater Planning
15. Dane Kielsgard, DPWES, Urban Forestry
16. Linda Cornish Blank, DPZ
17. Susan Hellman, DPZ
18. Hayden Coddington, County Attorney's office
19. Brian Conley, Historian-Archivist, Virginia Room, Fairfax City Regional Library
Author of Cemeteries of Fairfax County, Virginia
20. Elizabeth Crowell, Fairfax County Park Authority, Cultural Resource Management and Protection Section
21. David Lubas, County Sheriff's Office
22. Jim Carroll, County Sheriff's Office
23. Tim Perkins, County Sheriff's Office
24. Jack Hiller, History Commission
25. Claude E. "Pete" Petrone, National Geographic Society (ret.)
College Park, Maryland
26. William F. Hanna, Ph.D., Geophysical Consultant
Reston, Virginia

Attachments

A – Potential Cemetery Location (with surrounding area)

B – Potential Cemetery Location (3-acre site)

C – Fairfax County Connector Route 171

D – 1937 Aerial Photograph

E – 1960 Aerial Photograph

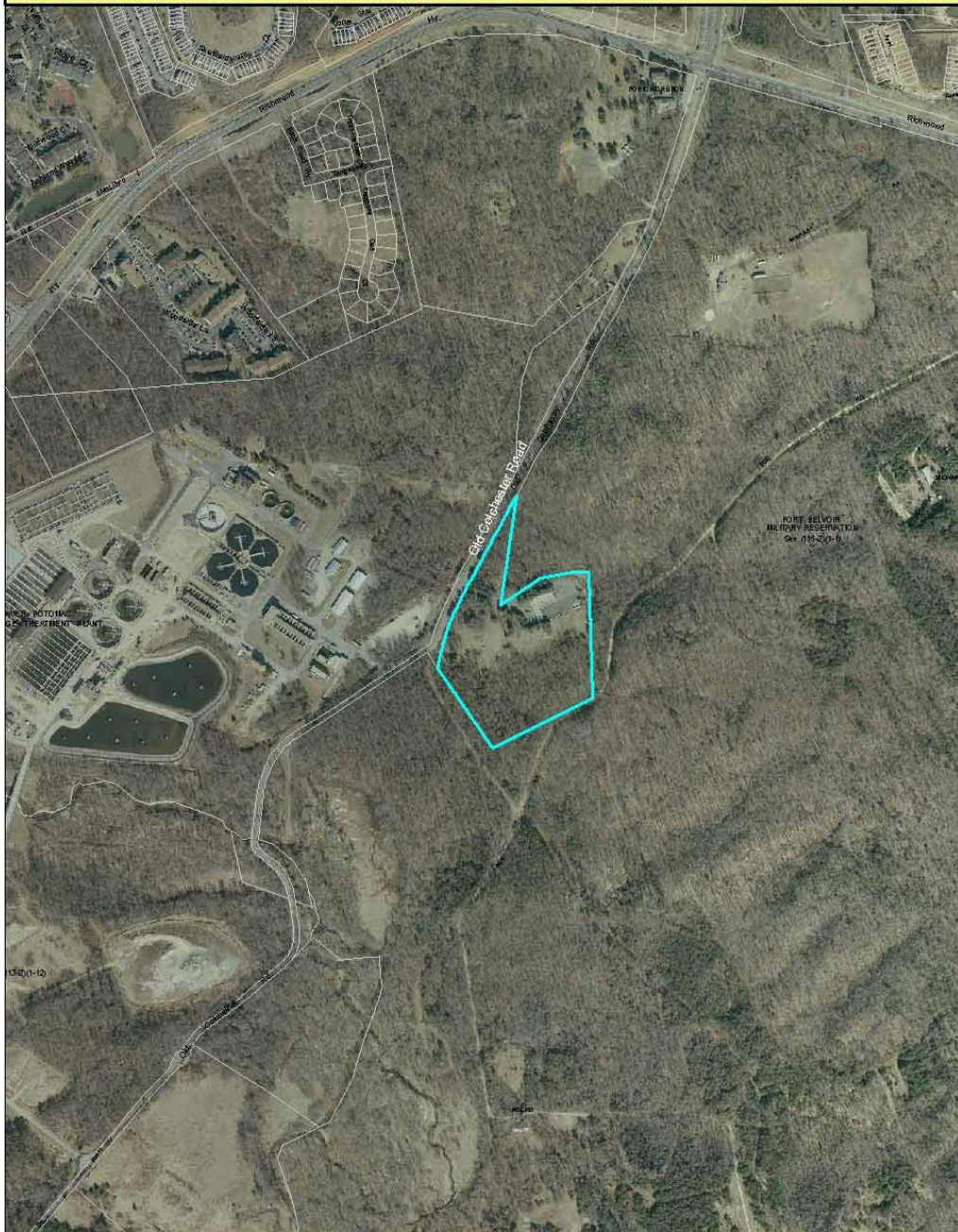
F – Environmental Assessment Map

G – Site photos (October 19, 2006)

H – Soil Types

Potential Cemetery Location

9501 Old Colchester Road
Tax Map 108-3 ((1)) 21
Parcel: 13.16 acres
Zoned R-1
Owned by BOS



0 500 1000
Feet

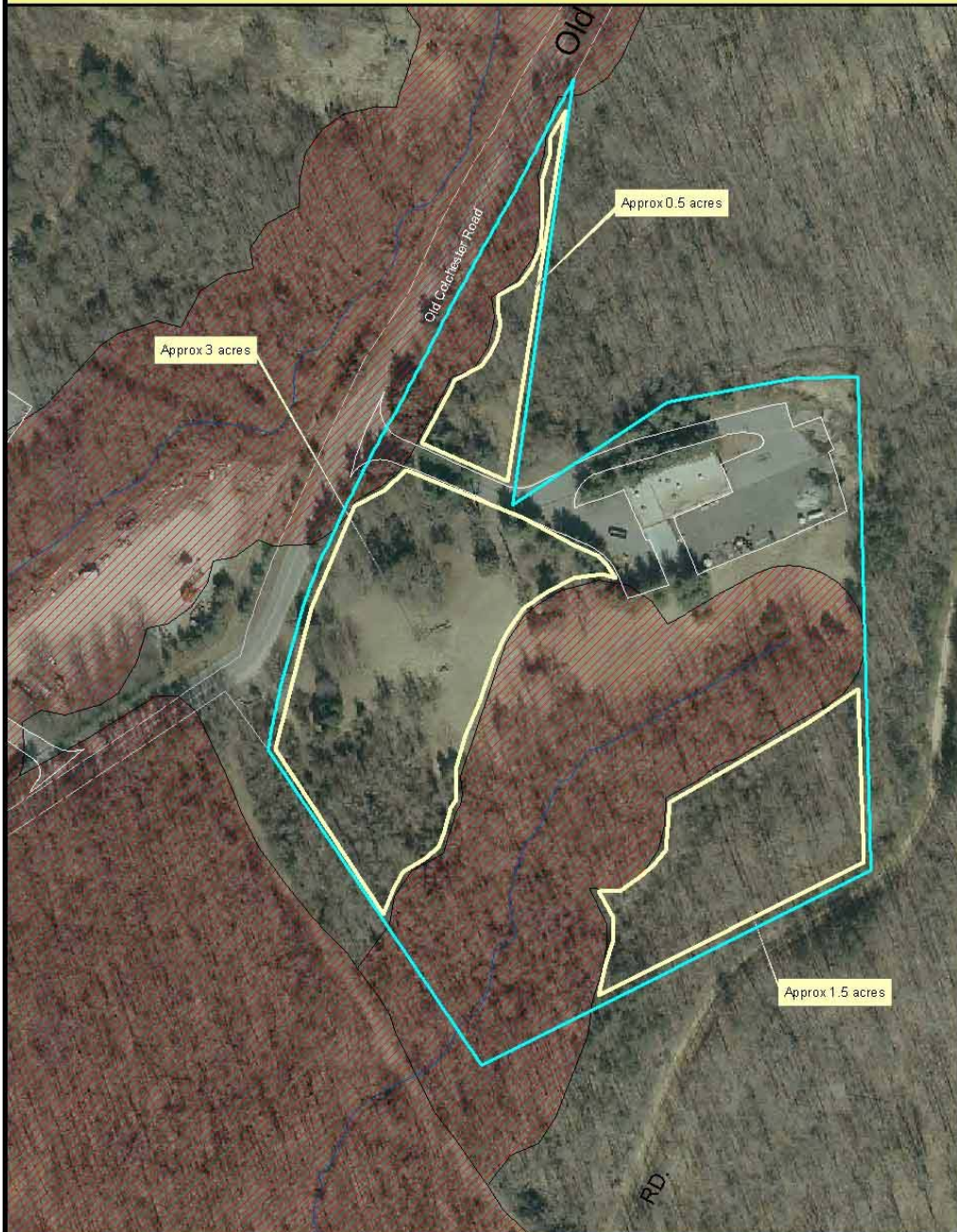
PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING APRIL 2007
AERIAL PHOTO TO FLIGHT DATE MARCH 2004




Q:\...plan\2007\Cemetery Old Colchester\Cemetery_10-2006_gis

Potential Cemetery Location

9501 Old Colchester Road
Tax Map 108-3 ((1)) 21
Parcel: 13.16 acres
Zoned R-1
Owned by BOS



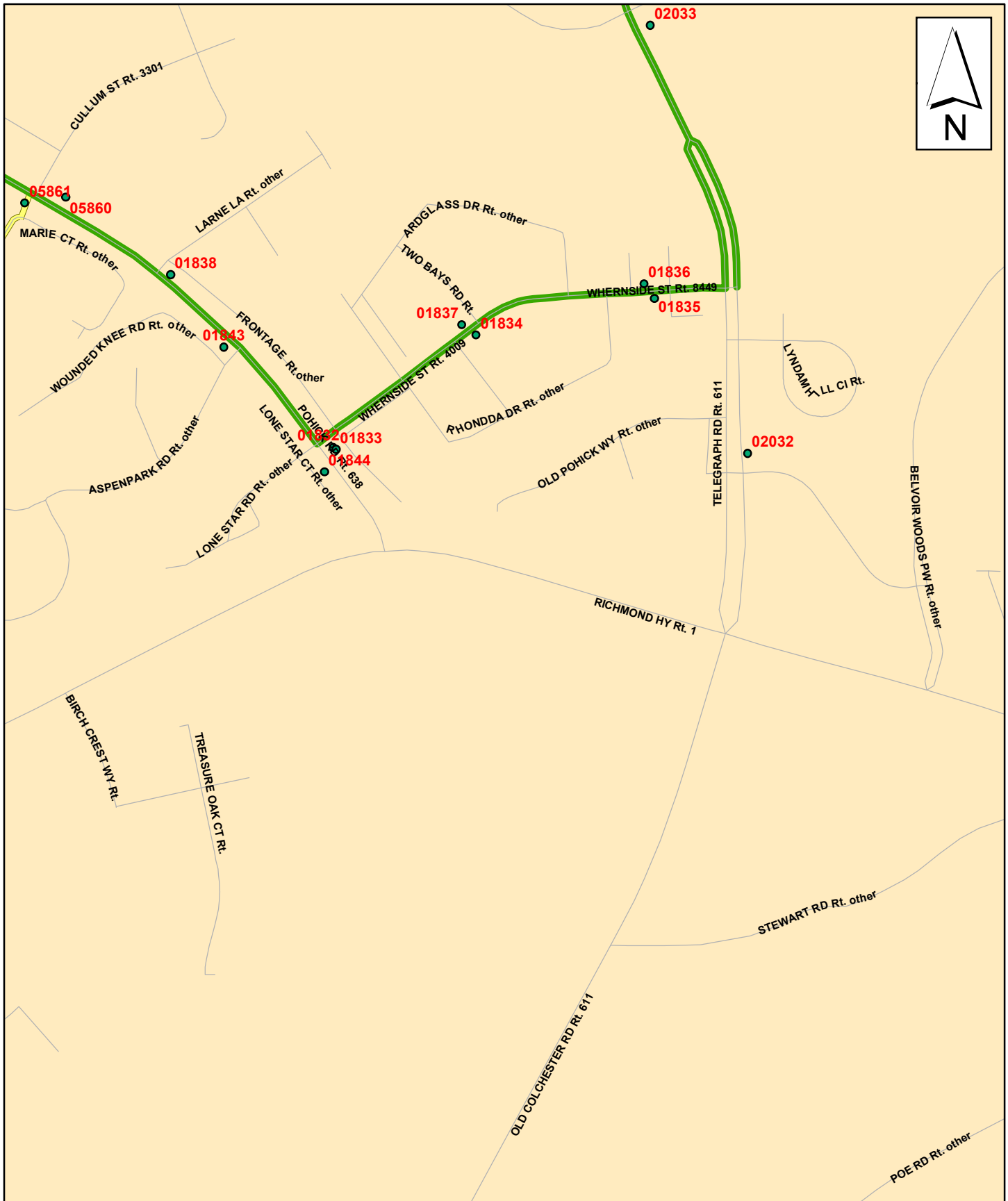
 2003 Resource Protection Area

0 100 200
Feet

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING APRIL 2007
AERIAL PHOTO FLIGHT DATE MARCH 2004



G:_pda\2007\Cemetery Old Colchester\Cemetery_10-2006_1.tif



December 2006

Fairfax County Department of Transportation
Transit Services Division
Pohick near Route One Route 171



0 100 200 400 600 800 Feet



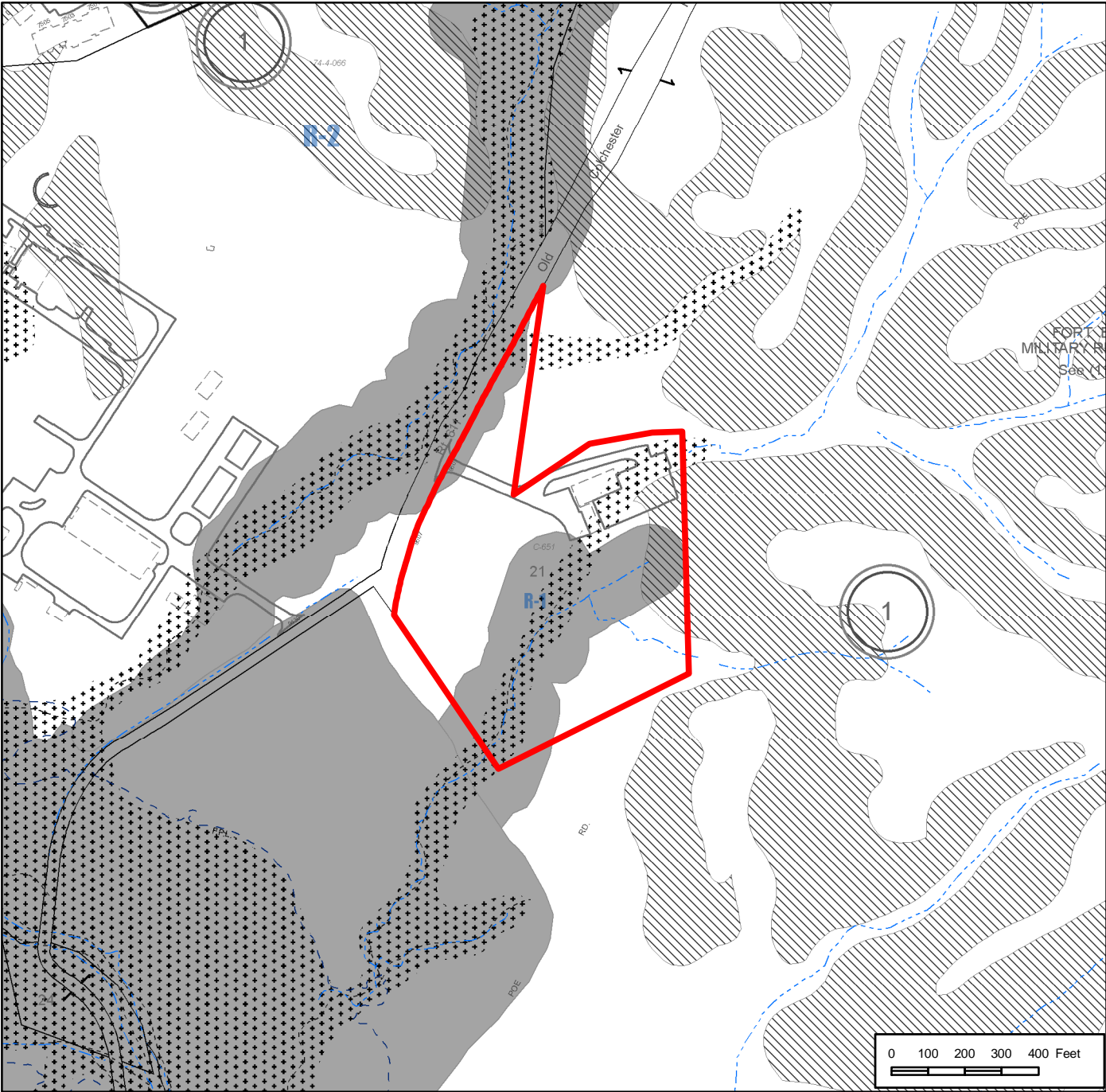
1960



Environmental Assessment Map



Tax Map 108-3 ((1)) 21



Study Area Assessment:

Asbestos:	0.00 Acres
Hydic Soils:	2.26 Acres
Slopes >= 15%:	1.02 Acres
RPA:	5.19 Acres

Notes:






Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS

The features here are generalized and therefore approximate.

Information provided is partial in nature - do not assume that a feature not shown, does not exist.

This information has not been verified and should not be used in place of site specific environmental studies.

Legend

-  Slopes >= 15%
-  Hydic Soils
-  Asbestos Soils
-  Streams
-  Resource Protection Areas

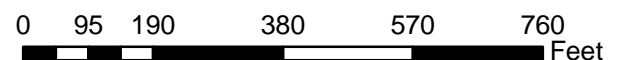
ATTACHMENT G



ATTACHMENT G



ATTACHMENT H



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